



GUIDELINES & STANDARDS

GUIDELINE G.03 – Construction Requirements for Very High Fire Hazard Severity and Hazard Reduction Zones

G.03.1 PURPOSE

The purpose of this guideline is to assist architects, developers, homeowners and others in understanding the City of Newport Beach regulations for structures built in a designated Local Agency Very High Fire Hazard Severity Zone or Hazard Reduction Zone. To view the precise regulations, please see the Newport Beach Municipal Code, the California Building Code Chapter 7A and The California Fire Code Chapter 49.

G.03.2 SCOPE

These regulations shall apply to all new construction, additions, and alterations to structures located on parcels of land located in a designated Local Agency Very High Fire Hazard Severity Zone or Hazard Reduction Zone.

Exceptions:

1. Additions to structures that are not increased in size by 2,000 square feet or more and do not exceed 50% of the area of the existing structure are exempt from the fuel modification requirements of Sections 4904 and 4905 of the Newport Beach Fire Code (9.04.090 **NBMC**, 4904.3.1 **CFC**)
2. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building. (15.04.060 **NBMC**, 701A.3 **CFC**)
3. Buildings of an accessory character classified as Group U occupancy of any size located at least 50 feet from an applicable building. (15.04.060 **NBMC**, 701A.3 **CFC**)
4. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of the California Building Code (see also Appendix C – Group A Agricultural Buildings), when located at least 50 feet from an applicable building. (15.04.060 **NBMC**, 701A.3 **CFC**)



GUIDELINES & STANDARDS

G.03.3 DEFINITIONS

- **ROOF ASSEMBLY:** Any system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and the roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly includes the roof deck, vapor retarder, substrate or thermal barrier, insulation, vapor retarder and roof covering. (202 **CBC**)
- **ROOF COVERING:** The covering applied to the roof deck for weather resistance, fire classification or appearance. (202 **CBC**)
- **ROOF DECK:** The flat or sloped surface constructed on top of the exterior walls of a building or other supports for the purpose of enclosing the story below, or sheltering an area, to protect it from the elements, not including its supporting members or vertical supports. (202 **CBC**)
- **UNENCLOSED STRUCTURE:** Includes covered structures with a solid or open roof and no more than one enclosed side. (702A **CBC**, 15.04.080 **NBMC**)
- **LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE:** A geographical area designated in accordance with the California Government Code, Section 51179, and by City of Newport Beach ordinance, which contains the type and condition of vegetation, topography, climate, and structure density which potentially increases the possibility of uncontrolled fire spread through vegetative fuels threatening life or property. For the purposes of this code, Local Agency Very High Fire Hazard Severity Zones shall be considered to be Very High Fire Hazard Severity Zones as defined in Government Code Section 51179 (202 **CFC**, 9.04.030 **NBMC**)
- Additions to and remodels of buildings originally constructed prior to the applicable application date.



GUIDELINES & STANDARDS

G.03.4 PROCEDURE

1. Roof

- Class A roof assembly, listed and identified by an approved testing agency is required for new construction and additions that exceed 50% of the roof area (15.04.290 **NBMC**, 1505.1.3 **CBC**)
- Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of minimum 72 pound mineral-surfaced nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking. (705A.2 **CBC**)
- All roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. (704A.4 **CBC**)
- Skylights shall meet the requirements of CBC Section 708A.2.1. (708A.2 **CFC** 15.04.090 **NBMC**)
- Attic ventilation openings shall meet the requirements of CBC Section 706A.2.
- Eaves and soffits shall meet the requirements of CBC Sections 707A.4 and 707A.5.

2. Exterior Walls

- All exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber or log wall construction. (707A.3 **CBC**)
- All exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure. (707A.3.1 **CBC**)
- Wall ventilation openings shall comply with CBC Section 706A.2



GUIDELINES & STANDARDS

- All Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall meet the requirements of CBC Section 708A.2.1
- All exterior door assemblies, including garage doors, shall meet the requirements of CBC Section 708A.3.

3. Decking, Porches, Balconies, and Stairs.

- The walking surface material of decks, porches, balconies and stairs shall comply with CBC Section 709A.3 when any portion of such surface is within 10 feet of the building.

4. Under Floor Protection for Projections and Appendages

- The exposed underside of a cantilevered projection where a floor assembly extends over an exterior wall shall be protected by the requirements of CBC Section 707A.7
- The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of CBC Chapter 7A and 707A.8
- The underside of overhanging appendages shall be enclosed to grade in accordance with the requirements CBC Chapter 7A and 707A.8
Exception: Heavy timber structural columns and beams meeting the requirements of CBC Section 602.4 do not require protection.

5. Trellis, Patio Covers, Shade Structures, Detached Ancillary Buildings and Structures

- No attached or detached buildings, patio covers, sheds, decks, stairs, or similar structures shall be built or placed in the 20 foot Zone A setback, as described in the City of Newport Beach Fire Department Guidelines and Standards G.02 "Fuel Modification Plans and Maintenance Standard"

Unless completely constructed of non-combustible materials. (4905.2, **CFC**, 710A.4 **CBC**)



GUIDELINES & STANDARDS

- All Accessory and miscellaneous structures, other than buildings covered by CBC Section 701A.3, that are not located in the 20 foot Zone A which pose a significant exterior exposure hazard to applicable buildings during Wildfires shall be constructed to conform to the ignition resistant requirements of CBC Section 710A.1

6. Proximity to Property Lines

- New structures built to the requirements of Section 7A of the California Building Code shall be not less than three feet from an adjacent property line. Areas shall be maintained free of obstructions at all times. (4905.1 CFC)

Exception: Refuse cans for residential use.

7. Fuel Modification Zone

- Provide a complete fuel modification plan in accordance with Fire Department Guidelines & Standards G.02.